

City Council  
Atlanta, Georgia

**05- 0 -0745**

AN ORDINANCE  
BY: IVORY LEE YOUNG, JR.

**Z-05 15**  
Date Filed: 2-25-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **477 and 481 Overbrook Drive, N.W.** be changed from the R-4 (Single Family Residential) District to the R4-A (Single Family Residential), to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 146, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

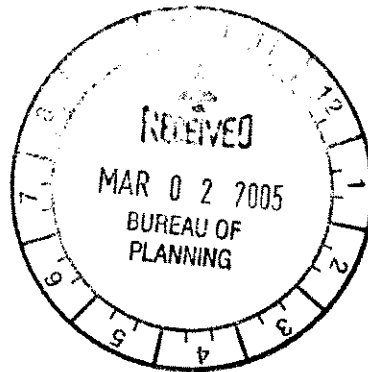
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## LEGAL DESCRIPTION

All that certain tract or parcel of land, together with any and all improvements thereon, situated, lying and being in Land Lot 146 in the 17<sup>th</sup> Land District of the County of Fulton, State of Georgia, located within the City of Atlanta, containing 0.3445 acres, more or less, and being more particularly defined as follows:

Commencing at the intersection of the Easterly right-of-way of Northside Drive and the Northerly right-of-way of Overbrook Drive (40' R/W) 1,1449.84 Easterly along the North right-of-way of Overbrook Drive to the POINT OF BEGINNING of the property herein described, run North 89 degrees 22 minutes 15 seconds East a distance 100.06 feet to an iron pin found; thence run North 01 degrees 38 minutes 15 seconds West a distance of 150.00 feet to a point located on the approximate northerly boundary of Land Lot 146 and the southerly boundary of Land Lot 145 marked by an iron pin set; thence run along the aforesaid approximate northerly boundary of Land Lot 146 and southerly boundary of Land Lot 145 South 89 degrees 24 minutes 38 seconds West a distance of 100.00 feet to a point marked by an iron pin found; thence leaving said approximate northerly boundary of Land Lot 146 and southerly boundary of Land Lot 145, run South 01 degrees 36 minutes 47 seconds East a distance of 150.07 feet to a point marked by an iron pin found and being the aforesaid point of beginning.

All as more particularly shown and described as Lots 24 and 25, Peachtree Oaks, on that certain map or plat of survey prepared for Forrest Speed by Georgia Land Surveying Co., Inc., dated September 15, 2003, certified by John L. Lewis, III, Georgia Registered Land Surveyor No 1751.



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